

VI. HOUSING ELEMENT

PURPOSE

The purpose of the Housing Element is to provide guidance to the City to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate-income, low-income, and very-low-income households, group homes, foster care facilities, and households with special housing needs. The Housing Element contains goals, objectives, and policies to address local government activities as well as provide direction and assistance to the efforts of the private sector.

The supply of housing is controlled by many outside factors. The private sector and the market place are primarily responsible for the maintenance and development of the housing stock. Local government can control certain aspects of the delivery system, such as the provision of public housing, land use, urban design requirements, adequate public infrastructure and enforcement of building codes, but the primary provider for housing units is the private sector.

Beginning around 2003, the housing market was characterized by rapid increases in the value of real property, until it reached unsustainable levels relative to incomes and other economic elements. This "housing bubble" peaked in approximately 2005-2006. The collapse of the housing bubble caused the values of securities tied to housing prices to plummet thereafter, damaging financial institutions globally. Questions regarding bank solvency (ability to pay debts), declines in credit availability, and damaged investor confidence had an impact on stock markets around the world, which suffered large losses during 2008. Economies worldwide slowed in late 2008 and 2009 as credit tightened and international trade declined. As of May 2010, the housing market was still uncertain. Housing costs and lending practices are still in flux. Therefore, an data and analysis regarding housing cost and affordability will need to be revisited after the market stabilizes.

STANDARDS

It is the City's intention to ensure that overall housing standards be of the highest level possible; that all existing City housing codes are observed and enforced; that effort is made to identify and eliminate existing substandard housing conditions; and that effort is made to comply with any federal, state, or county housing rules, regulations and guidelines that may apply to housing within the City.

EXISTING CONDITIONS

This section discusses current housing types and conditions in New Smyrna Beach. Also discussed are: the number of housing developments currently using federal, state, and local subsidies; the number of group homes and mobile home parks licensed by the Florida Department of Health; the number of historically significant housing structures or neighborhoods; and the number and type of new housing units currently under construction. The information presented herein is based on information from the United States Census American Community Survey, 2006-2008 3-Year Estimates (ACS) and data provided by the City of New Smyrna Beach, the New Smyrna Beach Housing Authority, the Bureau of Economic and Business Research (BEBR), and Volusia County.

CURRENT HOUSEHOLDS

Based on research performed by BEBR, the resident population of New Smyrna Beach in April 2009 was 23,449 (see Table VI-1). ACS and the City's Building Department's records indicate a total of 15,644 housing units in the City (either occupied or unoccupied), including 9,903 single-family residences, 5,526 multi-family residences, and 215 mobile homes. The Volusia County School Board's population projections are included as Table VI-1.

Table VI-2 shows the number of housing units within the City by type, based on ACS data. According to ACS, approximately 52% of the dwelling units within the City are single-family detached homes.

Table VI-3 shows the number of vacant and occupied units, based on ACS data and Building

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Department records. According to the ACS, the City has a total vacancy rate of 34.2%. Of that total, 19.7% of rental properties are vacant and 6.3% of non-rental houses were vacant. The remaining 8.2% of the units are presumed to be seasonal housing, or belonging to “snowbirds”, those who only occupy the house for less than half a year.

Table VI-4 shows the age of housing units in the City by the year they were built. As indicated, 70.1% of the housing stock in the City is 30 years old or older, and 73.7% is 20 years or older. The median value of all dwelling units in 2000 was \$119,600. According to the ACS, the median value of a dwelling unit in 2006 was \$264,100. However, this figure was derived at the peak of the housing bubble. The median value of such a property today is considerably less than the ACS figure. Table VI-5 shows the value of occupied units in New Smyrna Beach and Volusia County.

Table VI-1 City of New Smyrna Beach Population Estimates and Projections 2005-2025

2005	2010	2015	2020	2025
22,025	25,043	28,664	32,284	34,095

*Based on the School Board’s population projections through 2025

Sources: U.S. Census; Bureau of Economic and Business Research

Table VI-2 Number of Housing Units by Type

	Estimated Number of Units
TOTAL:	15,644
1 Unit/Detached	8,202
1 Unit/Attached	1,584
2 Units	439
3 or 4 Units	738
5 – 9 Units	668
10 – 19 Units	940
20 – 49 Units	959
50 or More Units	1,899
Mobile Home	215

Source: American Community Survey 2006-2008

Table VI-3 Vacant and Occupied Housing Units

	Number of Units	Percentage of Units
TOTAL	15,644	100%
Occupied Housing Units	10,294	65.80%
Vacant Housing Units	5,350	34.20%
Homeowner Vacancy Rate	986	6.30%
Rental Vacant Rate	3,082	19.70%

Sources: American Community Survey 2006-2008; City of New Smyrna Beach Building Department

Table VI-4 Age of Housing Units

Year Constructed	Estimated Number of Units	Percentage of Units
TOTAL	15,644	100%
2005 or later	503	3.2%
2000 – 2004	1,545	9.9%
1990 – 1999	1,869	11.9%
1980 – 1989	3,863	24.7%
1970 – 1979	3,817	24.4%
1960 – 1969	1,365	8.7%
1950 – 1959	1,814	11.6%
1940 – 1949	328	2.1%
1939 or earlier	540	3.5%

Source: American Community Survey 2006-2008

Table VI-5 Value of Owner-Occupied Units

Value	Number of Units	Percentage of Units
Less than \$50,000	289	3.8%
\$50,000 – \$99,999	261	3.4%
\$100,000 - \$149,000	637	8.3%
\$150,000 - \$199,000	1,023	13.4%
\$200,000 – \$299,000	2,136	28.1%
\$300,000 - \$499,000	2,151	28.2%
\$500,000 - \$999,999	888	11.6%
\$1,000,000 or greater	245	3.2%
Median Value	\$264,100	

Source: American Community Survey 2006-2008

Mobile home parks are not a significant part of the City's present housing inventory. There are four (4) mobile home parks providing a total capacity of approximately 215 units. The parks, their capacity, and their general locations are as follows:

Ocean Air Estates	1320 North Dixie Freeway	45 units
Redlands	2228 North Dixie Freeway	52 units
Whitebird Motel and Mobile Home Park	1100 North Dixie Freeway	49 units
Sugar Mill Mobile Home Park	2590 State Road 44	69 units

There are two (2) mobile home subdivisions within the City: Mill Run (36 unit capacity) and Turnbull Plantation (46 unit capacity). Both subdivisions are located off Pioneer Trail approximately 1.5 miles west of Dixie Freeway. Turnbull Plantation, despite being zoned for mobile home development, has been primarily developed with site-built single-family detached homes. The City has no mobile home condominiums or cooperatives.

The monthly costs of owner-occupied and renter-occupied housing are shown in Tables VI-6 and VI-7, respectively. These figures are based on American Community Survey 2006-2008 3-Year Estimates data, and include real estate taxes and insurance for each dwelling unit.

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Table VI-6 Monthly Housing Costs, Owner-Occupied, 1990

Monthly Housing Cost	Percentage of Owner-Occupied Units
Less than \$200	0.0%
\$200 - \$299	0.0%
\$300 - \$399	0.4%
\$400 - \$499	1.9%
\$500 - \$599	3.7%
\$600 - \$699	4.6%
\$700 - \$799	2.8%
\$800 - \$899	9.1%
\$900 - \$999	4.1%
\$1,000 - \$1,249	15.4%
\$1,250 - \$1,499	9.7%
\$1,500 - \$1,999	18.4%
\$2,000 or more	29.8%
Median Monthly Housing Costs	\$1,454

Source: American Community Survey 2006-2008

Table VI-7 Monthly Housing Costs, Renter-Occupied

Monthly Rent	Number of Units	Percentage of Units
TOTAL OCCUPIED PAYING UNITS	2,471	100%
Less than \$200	0	0%
\$200 - \$299	103	4.2%
\$300 - \$499	88	3.6%
\$500 - \$749	494	19.9%
\$750 - \$999	1,010	40.9%
\$1,000 - \$1,499	644	26.1%
\$1,500 or more	132	5.3%
Median Rent	\$892	
No rent paid	185	Not included in total number of units

Source: American Community Survey 2006-2008

HOUSEHOLD SIZE AND NUMBER

According to American Community Survey 2006-2008 figures, 35.3% of the occupied households in New Smyrna Beach consisted of one (1) persons; 43.9 consisted of two (2) persons; 12.3% consisted of three (3) persons; and 8.5% consisted of four (4) or more persons.

HOUSEHOLD INCOME

Based on American Community Survey 2006-2008 figures, the estimated median household income in 2008 in New Smyrna Beach was \$44,744 annually. Low income (defined as 80 percent of median income) was \$35,795, and very low income (defined as 50 percent of median income) was \$22,372.

Approximately 1,307 (12.7%) of the total occupied households were considered to be low-income families, and about 2,100 (20.4%) of the total occupied households were very low-income families. The ratio of income to housing costs (i.e., the amount of annual income spent on monthly rent or mortgage) for renter- and owner-occupied units, as reported in the American Community Survey, is shown on Table VI-8 and Table VI-9.

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Table VI-8 Ratio of Housing Costs as a Percentage of Household Income, Owner- and Renter-Occupied Units

Income	Housing Costs	Percentage of Household Income
Less than \$20,000	Less than 20 percent	0.00%
	20 to 29 percent	0.00%
	30 percent or more	10.30%
\$20,000 to \$34,999	Less than 20 percent	0.00%
	20 to 29 percent	1.30%
	30 percent or more	9.40%
\$35,000 to \$49,999	Less than 20 percent	1.80%
	20 to 29 percent	2.40%
	30 percent or more	11.60%
\$50,000 to \$74,999	Less than 20 percent	7.50%
	20 to 29 percent	8.90%
	30 percent or more	9.20%
\$75,000 or more	Less than 20 percent	15.60%
	20 to 29 percent	8.20%
	30 percent or more	11.40%
	Zero or negative income	2.50%

Source: American Community Survey 2006-2008

Table VI-9 Ratio of Housing Costs as a Percentage of Household Income, Owner- and Renter-Occupied, By Occupancy

Occupancy	Percentage of Expenses vs. Income	Total Number of Units	Percentage of Units
Housing Units With a Mortgage		3,812	100%
	Less than 20%	973	25.5%
	20.0% - 24.9%	467	12.3%
	25.0% - 29.9%	346	9.1%
	30.0% - 34.9%	354	9.3%
	35.0% or greater	1,672	43.9%
	Not computed	96	-
Housing Units Without a Mortgage		3,722	100%
	Less than 10%	1,198	32.2%
	10.0% - 14.9%	638	17.1%
	15.0% - 19.9%	572	15.4%
	20.0% - 24.9%	248	6.7%
	25.0% - 29.9%	322	8.7%
	30.0% - 34.9%	107	2.9%
	35.0% or greater	637	17.1%
Not computed	0	-	
Occupied Units Paying Rent		2,451	100%
	Less than 15.0%	118	4.8%
	15.0% - 19.9%	307	12.5%
	20.0% - 24.9%	135	5.5%
	25.0% - 29.9%	305	12.4%
	30.0% - 34.9%	367	15.0%

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Occupancy	Percentage of Expenses vs. Income	Total Number of Units	Percentage of Units
	35.0% or greater	1,219	49.7%
	Not computed	205	-

Source: American Community Survey 2006-2008

EXISTING HOUSING CONDITIONS AND PROGRAMS

STANDARD AND SUBSTANDARD HOUSING

Substandard and standard units are locally defined as follows:

1. Substandard – A housing unit that is lacking complete plumbing for exclusive use.
2. Standard – All housing units having plumbing for exclusive use. According to data from the American Housing Survey 2006-2008, there were no houses in New Smyrna Beach lacking complete plumbing for exclusive use.

Some substandard housing in the City is located in the Westside neighborhood. This neighborhood's owner-occupancy rate is approximately 50%. Nearly all of the Westside neighborhood is currently experiencing some kind of urban deficiency, which affects the community's overall living environment. Habitat for Humanity, as well as Volusia County, have constructed many new houses in the City's Westside neighborhood during the planning period. Additionally, many of the homes in extremely poor condition have been torn down, or are approved for demolition. A Westside Neighborhood planning process is currently underway, to identify infrastructure improvements, as well as social and economic programs that are needed during the planning period.

According to the American Community Survey 2006-2008, the City as a whole was found to have, 58 units lacking complete kitchens; 328 units were without telephone service, although this may partly be a function of the advent of the cellular phone; and 130 are considered overcrowded.

Notes:

1. Units lacking complete plumbing are defined as lacking some or all of the following facilities: hot and cold piped water inside the structure, a flush toilet, and a bathtub or shower inside the structure for the exclusive use of the occupants.
2. Overcrowding is defined as units having more than 1.01 persons per room, excluding bathrooms, garages, and other non-living areas.

HOUSING ASSISTANCE

The number of assisted housing units in New Smyrna Beach totals 326. These assisted units constitute the major concentration of assisted housing in southeastern Volusia County. The New Smyrna Beach Housing Authority operates the inventory using a variety of housing programs. Table VI-10 depicts the number of government subsidized renter-occupied housing developments, their location, and capacity. There have been no new offerings of assistance in recent years, and none are presently planned.

Table VI-10 Housing Developments Using Federal, State, or Local Subsidies

Development Name	General Location	Number of Units	Subsidy Program
Herbert E. Donnelly Homes	1101 South Dixie Freeway	12	Conventional ¹
Greenlawn Terrace	600 Greenlawn Street	34	Conventional ¹
Live Oak Homes	Milford Street	40	Conventional ¹
Enterprise Homes	Greenlawn Street	40	Conventional ¹
New Smyrna Beach Apartments	10th Street	100	Section 8 - existing ²
Greenbriar Village	Milford Street	100	Section 8 - existing ²
Total		326	

Notes: ¹Units owned and managed by the local Housing Authority

²Units owned by private owners and leased by the Housing Authority to low- and moderate-income families. A rent subsidy is provided

Source: New Smyrna Beach Housing Authority

FLORIDA DEPARTMENT OF HEALTH-LICENSED HOUSING FACILITIES

Housing facilities licensed by the Florida Department of Health include group homes (such as nursing homes, retirement homes, orphanages), mobile home parks (including mobile home condominiums, cooperatives and subdivisions), and other types of housing for elderly, handicapped, and other disadvantaged citizens. Such facilities currently existing in New Smyrna Beach are shown on Table VI-11.

Table VI-11 Group Homes Licensed by the Florida Department of Health

Name	Address	Capacity
Guardian Home II ALF LLC	902 West Canal Street	8
Smyrna West ALF	301 Milford Place	16
Tiffany on the River	402 N. Riverside Drive	6
Sweet Bay Living	Sugar Mill Estates	6
Fairgreen ALF	1150 Wayne Avenue	40
Hospice of Volusia/Flagler	1020 Claudia Street	2
St. Alphonsus Villa	318 N. Riverside Drive	20
Oceanview Nursing Home	2810 S. Atlantic Avenue	239
TOTAL		337

CURRENT HOUSING CONSTRUCTION ACTIVITY

New housing construction activity in New Smyrna Beach since 1996 is shown in Table VI-12. Annual construction averaged 232.2 units between 1996 and 2009. Construction activity peaked between the years 2003 and 2007, and new housing starts have slowed considerably since the housing market bubble collapsed.

Table VI-12 Annual Housing Construction Activity, 1996-2009

Year	Single-Family Units Constructed	Multi-Family Units Constructed
1996	90	18
1997	101	9
1998	125	26
1999	128	27
2000	112	30
2001	95	136
2002	118	118
2003	173	480
2004	207	163
2005	331	260
2006	158	175
2007	110	149
2008	92	59
2009	80	37
TOTAL	1,920	1,687

Source: New Smyrna Beach Building Department

FUTURE CONDITIONS

PROJECTED POPULATION

Based on the Volusia County School Board's population projections, the resident population in New Smyrna Beach is expected to increase as follows:

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Table-VI-13 Population Projections 2010-2025

Year	Estimated/Projected Population	Increase/(Decrease)
2010	25,043	
2015	28,664	14.5%
2020	32,284	12.6%
2025	34,095	5.6%

Source: Volusia County School Board

ANTICIPATED NUMBER OF HOUSEHOLDS AND HOUSING UNITS

The need for future housing is determined by the anticipated population that will need to be served, household size and income, as well as local, state and national housing trends and economic forecasts. At best, forecasting housing needs is a delicate balance weighting existing trends and future needs, while estimating the ability and willingness for a community and its construction industry to address these needs. In New Smyrna Beach, the construction of new housing is for the most part controlled by the private sector. Therefore, the City has limited influence on new housing construction. The City can provide a range of residential land use densities and zoning districts, and by maintaining the public infrastructure and sufficient capacity for growth, and by streamlining the review and permitting process.

Table VI-14 highlights the projected housing needs for New Smyrna Beach through the year 2025. The demand for housing units was projected by dividing the population estimate (permanent residents) by the average number of persons per household for the City, or 2.02 persons, according to the 2000 U.S. Census. It is important to note that the population projections were developed in 2006, prior to the recession that began in 2008. Based on the current economic conditions, the City is not anticipating to actually achieve growth at this rate, especially in the short-term. It is also important to note that housing demand is dynamic and is affected by many influences, including market conditions, household income, and inflation. Therefore, the projected housing demand should only be used for planning level analyses.

Table VI-14 Projected Housing Demand, 2010 –2025

Year	Population Estimate	Projected Housing Demand (Units)
2010	25,043	12,398
2015	28,664	14,191
2020	32,284	15,982
2025	34,095	16,879

Sources: Volusia County School Board population projects; U.S. Census Bureau 2000 household size data

Single-family detached housing makes up approximately 53% of all new housing stock. The remaining 47% of new units constructed are either multi-family developments, duplex units, townhomes or mobile homes. Table VI-15 details the anticipated number of housing units, by type, that will be needed to meet anticipated growth.

Table VI-15 Anticipated Number of Housing Units by Type

	2010	% of Total	2015	2020	2025
TOTAL UNITS (EXISTING)	15,644	100%	-	-	-
TOTAL UNITS NEEDED (FUTURE)	-	-	14,191	15,982	16,879
1 Unit/Detached	8,202	52.4%	7,437	8,375	8,844
1 Unit/Attached	1,584	10.1%	1,434	1,614	1,705
2 Units	439	2.8%	397	447	473
3 or 4 Units	738	4.7%	667	751	793
5 – 9 Units	668	4.3%	610	687	726
10 – 19 Units	940	6.0%	851	959	1,013
20 or More Units	2,858	18.3%	2,597	2,925	3,089
Mobile Home Units	215	1.4%	199	224	236
TOTAL	15,644	100%	14,191	15,982	16,879

Sources: American Community Census 2006-2008; U.S. Census 2000

ANTICIPATED LAND REQUIREMENTS

Based on the acreage within the Future Land Use categories shown in Table VI-16, below, there is adequate land in the City to meet the housing needs for both single-family and multi-family development through the year 2025.

Table VI-16 Future Land Use Acreages and Density

Future Land Use Category	Acres	Maximum Units Allowed Per Acre ¹	Maximum Number of Potential Units
Low Density Residential	3,206	5	16,030
Medium Density Residential	1,047	8	8,376
High Density Residential ¹	621	18 mainland 12 beachside	7,452

1. Maximum number of potential units calculated using 12 units/acre maximum density
Source: New Smyrna Beach Planning Department

IMPACT FEES

Impact fees are a major cost associated with the price of housing. Since local ad valorem taxes, gas taxes, and other available means of raising revenue have not kept up with infrastructure needs to serve new growth, impact fees and other user fees are an additional source of funding. The collection of impact fees is an effort to have new growth pay its fair share of new or expanded public facilities needed to serve the new development. The City of New Smyrna Beach collects impact fees for fire/rescue, transportation, recreation, water and sewer, and also assesses a stormwater drainage utility fee. The County also collects a transportation impact fee on all residential and commercial construction within the City, and a school impact fee on all residential development. These are costs that cannot be deferred and impact fees are often seen as the fairest way to allocate the costs associated with new growth.

PRIVATE SECTOR CONSTRUCTION INDUSTRY AND HOUSING DELIVERY SYSTEM

The private sector construction industry is expected to provide new housing units to meet virtually all projected needs within the planning area.

The extremely complex private housing delivery system involves the coordination of numerous professionals, businesses, and industries, including: developers, home manufacturers, mobile home producers, contractors, land owners, real estate brokers, title companies, architects, engineers, surveyors, lawyers, lending institutions, mortgage companies, building material manufacturers and distributors, insurance companies, planners, consultants, and zoning and building code officials.

Main areas of concern to the delivery system are:

- Available land

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- Utilities and impact fees
- Qualifying purchasers and mortgage interest rates
- Zoning and subdivision approval
- Environmental regulations
- Building code inspections
- Construction financing

Based on existing and projected population figures for New Smyrna Beach, there is adequate land available to meet the City's projected housing needs through 2025.

AVAILABILITY AND COST OF LAND

The price of land within the City has become one of the greatest contributors to the increased cost of housing. New Smyrna Beach is a desirable place to live, and this has driven up the cost of land. Another factor are interest rates. The City can be more flexible by allowing smaller lot sizes, and possibly reducing some impact fees, but ultimately, the cost of land is driven by market demand and there is little that can be done by the City to control this factor.

ZONING, DEVELOPMENT APPROVALS, AND ENVIRONMENTAL REGULATIONS

One element of housing costs over which the City has some control is the cost of review and compliance with local development regulations. The City has developed requirements and procedures that streamline the development process and remove any unnecessary delays, while still protecting the public interest. The City has zoning classifications that can accommodate different types of housing, such as apartments, townhouses, zero-lot line units, and mobile homes, and has flexibility for new commercial and residential building types through the Planned Unit Development process.

The City has developed regulations for development and construction that are objective and which inform the developer upfront about requirements and procedures that need to be met in order to develop within the City. The City has also developed plan review checklists in an effort to help developers of property understand exactly what is required of them. All of these measures save time and expense for meeting the City's development requirements.

The majority of the environmental regulations, such as those affecting stormwater retention, are mandated at the federal, state and local levels. There are other local environmental controls such as the City's Tree Preservation Ordinance, and wetlands protection policies. The City will also strive to enhance energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources. Such policies and requirements ultimately help create better neighborhoods, which increase in value over the long term. The City continues to review local requirements in an effort to balance the need for affordable housing against its responsibility to protect the community's quality of life.

OTHER FUTURE CONSIDERATIONS

Other issues that will be addressed by the City of New Smyrna Beach for meeting future housing needs are discussed below.

PROVISION OF SUPPORTING INFRASTRUCTURE

Supporting infrastructure components include paving, drainage, stormwater management, and water and sewer facilities. In addition to requiring developers to construct on-site and off-site improvements to mitigate impacts associated with a specific development project, the City will also continue to use the Capital Improvements Element and the Transportation Element, to ensure that adequate services for existing and future residential units will be available.

PROVISION OF HOUSING FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

As a result of the economic recession, housing affordability has increased and is expected to remain more affordable for some time into the future. It will be important to reevaluate the affordability of housing after the market stabilizes. However, by maintaining the existing stock of older homes and continuing to provide sites for a variety of housing types and densities, the City should be able to meet the need for affordable units. Furthermore, Habitat for Humanity and Volusia County continue to construct housing affordable to low- and very-low income residents.

The City will continue to provide housing assistance to low- and moderate-income families by:

1. Encouraging Volusia County and the New Smyrna Beach Housing Authority to support and cooperate with other private and non-profit groups and organizations involved in housing assistance programs.
2. Publicizing the various types of housing assistance programs available from the New Smyrna Beach Housing Authority.
3. Directing CDBG funds toward areas of greatest need.
4. Encouraging private developers to construct housing units priced for low- and moderate-income families.
5. Encouraging the development of group and foster-care facilities as community residential alternatives ~~and to~~ institutionalization.

The City additionally will encourage private developers to construct low- and moderate-income housing by:

1. Considering full or partial waving of permitting or impact fees for affordable housing;
2. Permitting subdivisions under certain conditions to utilize common lot or zero (0) lot line products to allow the use of smaller lots by eliminating set backs on one (1) or more sides of the lot;
3. Providing incentives to mixed-use projects, such as an increased number of units or increased floor area ratio, in exchange for the inclusion of affordable housing units; and
4. Providing increased densities in appropriate areas to ensure feasibility of developing affordable housing.

PROVISION OF ADEQUATE SITES FOR LOW- AND MODERATE-INCOME HOUSING AND MOBILE HOMES

The City will continue to classify land uses in a manner, which ensure that adequate and suitable sites are available for the development of low- and moderate-income housing units, including mobile homes, to meet future needs. This land should be available in all areas of the City, to avoid clustering of low- and very-low income residents.

PROVISION OF ADEQUATE SITES FOR GROUP HOMES AND FOSTER CARE FACILITIES

The City will provide land classifications that allow for the development of group homes and foster-care facilities, and will encourage the private acquisition and development of suitable sites in the areas of residential character by providing group homes and foster-care facilities licensed or funded by the Florida Department of Health.

ELIMINATION OF SUBSTANDARD HOUSING CONDITIONS

The City will ensure that efforts are made to eliminate substandard housing conditions in New Smyrna Beach by:

1. Strictly enforcing existing housing codes and developing new codes as needed.
2. Enforcing a policy of demolishing dilapidated, unsafe structures, and assisting in relocating families or individuals.
3. Utilize Community Development Block Grant (CDBG) funds to establish a home repair program and maintenance program.

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GOAL, OBJECTIVES, AND POLICIES

GOAL:

To provide adequate, safe, energy-efficient, and affordable housing for existing and future residents, and to maintain sound, viable residential neighborhoods. This goal will be met by initiating the objectives and policies stated herein, which will be more specifically defined in future *Comprehensive Plan* updates as local needs (and the City's ability to meet those needs) become better established.

OBJECTIVE:

1. To ensure that adequate, affordable housing is made available to, or provided for, low- and moderate-income families and individuals, financially disadvantaged citizens, senior citizens, handicapped citizens, or others with special housing needs, for both the existing population and the anticipated population growth by year 2025.

POLICIES:

- a. The New Smyrna Beach Planning and Zoning Department will coordinate with both public agencies and private enterprises engaged in providing housing, to ensure maximum effectiveness and avoid duplication of effort in operating and maintaining housing programs.
- b. Continue to promote available housing assistance programs, including those specifically affecting housing for the handicapped.
- c. Publicize the various types of housing assistance programs available from the New Smyrna Beach Housing Authority.
- d. Ensure that CDBG funds are used to provide housing in target areas having the greatest need for financial assistance.
- e. Encourage private developers to construct housing priced for low- and moderate-income families by providing innovative development regulations such as reduced floor area requirements (e.g., 850 square feet instead of 950 square feet).
- f. Assist the New Smyrna Beach Housing Authority with its housing programs by providing potential roles and responsibilities to carry out in conjunction with the goals and objectives of this *Comprehensive Plan*.
- g. Encourage, via development regulations and promotional campaigns, the development of community residential alternatives to institutionalization, such as group homes and foster-care facilities located in areas of residential character and licensed by the Florida Department of Health.
- h. Encourage local banks to provide matching funds for contributions received for home improvements.
- i. Assist the private sector and non-profit housing providers to achieve an annual target of ten (10) low- and moderate-income housing units using the available housing programs from the County, State, and Federal sources.
- j. Consider full or partial waiver of permit fees and/or impact fees for developers providing affordable housing.
- k. The City will explore opportunities to establish financial incentives for investment in older, declining neighborhoods, as part of an overall reinvestment strategy.

OBJECTIVE:

2. To require future development of new housing that is compatible with the land uses identified on the Existing and Future Land Use Maps, and with other elements of the overall *Comprehensive Plan*.

POLICIES:

- a. Carefully monitor and enforce the development approval and building permit process to ensure that new housing is constructed in areas designated for residential development and other compatible land uses, as indicated on the Existing and Future Land Use Maps.
- b. As a part of development review, ensure that new housing developments are compatible with the Transportation Element, in that the new housing does not encroach upon needed rights-of-way for new roads or widening and improvements to existing roads.
- c. Ensure that efforts are made to locate low- and moderate-income housing (including housing for the handicapped) in areas near shopping/employment centers and public transportation facilities by advising housing agencies and groups and by reviewing their plans for new housing.
- d. Carefully monitor and enforce the development approval process to ensure that negative environmental impacts of new housing are minimal, and that new housing developments are not constructed in wetlands, aquifer recharge areas, or areas known to be habitat for threatened or endangered species, without proper mitigation.
- e. Develop neighborhood plans for all neighborhoods. This may include rezoning neighborhoods which have development patterns that are inconsistent with the existing zoning designation.
- f. Revise the R-5 zoning district maximum height allowed to a height more compatible with the surrounding neighborhoods.

OBJECTIVE:

3. To continue to identify and eliminate substandard housing units in New Smyrna Beach, and to assist in the structural and aesthetic improvements of existing standard housing.

POLICIES:

- a. Ensure that existing City housing and building codes are observed and enforced through the issuance of permits and inspections, and that new codes are adopted as needed and required.
- b. Enforce a policy of demolishing dilapidated, unsafe structures, and of providing adequate compensation and relocation assistance (or relocation housing) to displaced families or individuals as state or federal funding becomes available.
- c. Enforce landscaping ordinances and tree ordinances to help improve community appearance and value.
- d. Continue to conserve, rehabilitate, and/or demolish housing according to the Florida Building Code

OBJECTIVE:

4. To continue to support programs which will help to provide adequate sites which meet on-going low- and moderate-income housing production needs.

POLICIES:

- a. Encourage the acquisition of housing sites in various parts of the City, in order to widen the geographical distribution of such housing, and to provide a range of location choices.
- b. Apply for available governmental (i.e., subsidized) funding for acquiring such sites, as determined necessary for meeting identified needs.
- c. Research the possibility of establishing a land trust through the Community

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Redevelopment Agency, or another private organization.

OBJECTIVE:

5. To assist the private sector in providing suitable sites in residential areas for group homes and foster-care facilities licensed and/or funded by the Florida Department of Health, to meet the needs of persons requiring such housing.

POLICIES:

- a. Follow adopted state requirements, which establish principles and criteria guiding the location of group homes and foster-care facilities in appropriate urban areas, to allow de-institutionalization and to foster non-discrimination.
- b. Using development regulations and public programs, promote the availability and acquisition of adequate sites (including sites in areas of residential character) for State-licensed and/or funded group homes and foster-care facilities.
- c. Provide informational support to assist in pursuing governmental (i.e., subsidized) funding for acquiring such sites.

OBJECTIVE:

6. To continue to provide adequate infrastructure to support existing and future housing units, including mobile homes, group homes, and foster-care facilities.

POLICIES:

- a. Using the Capital Improvements Element, private sector investment, and impact fees, to provide adequate water, sewer and drainage services and facilities to existing and future residential units. Any rehabilitation efforts conducted under the CDBG program should be coordinated with the provision of these services and facilities.
- b. Using the Transportation Element, the Capital Improvements Element, development regulations, and the annual budget, secure needed rights-of-way to widen and pave existing streets and construct new roadway facilities associated with housing development and improvements.
- c. Using the Recreation and Open Space Element, the Capital Improvements Element, development regulations and the annual budget, provide and maintain recreational facilities that are easily accessible to residential neighborhoods.
- d. Continue to provide and maintain police and fire protection services.
- e. Annually review the capital improvement program to determine infrastructure improvements that can be made with funds from the CDBG program.
- f. Continue to provide technical and physical assistance to the New Smyrna Beach Housing Authority.

OBJECTIVE:

7. Uniform and equitable treatment for persons displaced by local government programs will be consistent with §421.55, *Florida Statutes*, by ensuring relocation housing is available prior to displacement.

POLICIES:

- a. Prior to persons being displaced by public action, the City shall determine availability of affordable and reasonably located standard housing, and ensure that those persons being displaced are made aware of its availability.
- b. Annually monitor the Future Land Use Element to ensure the availability of lands with a variety of residential use designations.
- c. Continue to maintain zoning regulations that provide for a wide range of lot sizes and

dwelling types.

- d. Use public programs to identify available relocation housing prior to displacing any residents.

OBJECTIVE:

8. To continue to coordinate all housing efforts with other affected governmental entities.

POLICIES:

- a. Monitor housing programs to ensure compliance with the rules, regulations, and guidelines promulgated by regulatory agencies.
- b. Where appropriate, continue to coordinate development and redevelopment activities with:
 - Volusia Growth Management Commission
 - Adjacent municipalities
 - Volusia County
 - State agencies (such as the Florida Department of Transportation)
 - Volusia County School Board
 - New Smyrna Beach Housing Authority

OBJECTIVE:

9. To conserve the existing housing, rehabilitate substandard housing, and demolish dilapidated housing through the programs listed in the policies below.

POLICIES:

- a. The City will continue to focus CDBG expenditures on housing rehabilitation in eligible neighborhoods.
- b. The City will encourage the rehabilitation of rental properties through any possible aid program available, in accordance with the *City of New Smyrna Beach Land Development Regulations*.

OBJECTIVE:

10. Enhance energy efficiency in the design and construction of new housing and encourage the use of renewable energy resources.

POLICIES:

- a. Enhance the energy efficiency of housing through resource efficient green building and sustainable development practices.
- b. Encourage installation of renewable energy systems by homeowners.
- c. Encourage the incorporation of green building practices into development projects.
- d. Provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements.
- e. Promote conservation techniques such as Federal Energy Star Standards, as consistent with the requirements of the Florida Building Code.
- f. Encourage building orientation that maximizes energy efficiency and fosters the use of alternative energy sources where appropriate, such as solar or small wind energy systems, to reduce the demand for electricity and reduce greenhouse gas emissions.
- g. Encourage appropriate placement of trees and shrubs on a development site to reduce cooling loads by taking advantage of evapotranspiration and shade.
- h. Maximize natural areas and assets and incorporate Florida Friendly landscaping into development projects to reduce energy and water consumption.
- i. Continue to promote and encourage the use of low impact development techniques.